

1 Honorable Christopher M. Alston
2 Hearing date: October 29, 2021; 9:30 a.m.
3 Hearing Place: **Telephonic Hearing**
4 Responses due by: October 22, 2021

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7 IN THE UNITED STATES BANKRUPTCY COURT FOR THE
8 WESTERN DISTRICT OF WASHINGTON AT SEATTLE

9 In re:) Chapter 7
10 ANN PAXTON EL-MOSLIMANY,) Bankruptcy No. 20-13149-CMA
11 Debtor(s).) TRUSTEE'S MOTION FOR AN ORDER
12) AUTHORIZING ABANDONMENT OF
13) PROPERTY OF THE ESTATE

14 COMES NOW the trustee, Nancy L. James, through counsel, The Livesey Law Firm, and
15 Rory C. Livesey, and moves this Court for an order authorizing the trustee to abandon the following
16 property: the bankruptcy estate's interest in the real property located at 2655 S.W. 151st Place,
17 Burien, Washington 98166, legally described as Lot 12 of Seahurst-West, as per plat recorded in
18 Volume 80 of Plats, page 45, records of King County, Washington ("the Property"). The estate has
19 a 50 percent interest in the Property. The other 50 percent is owned by the Samia El-Moslimany
20 estate (Case No. 18-14820). Samia El-Moslimany is the debtor's daughter.

21 The Property has an estimated value of \$1.3 million. *See* Docket No. 87. It is subject to two
22 deeds of trust with a combined minimum estimated balance of approximately \$850,000. (*See* Docket
23 No. 43.) After deducting the two deeds of trust, the estate's 50 percent interest is estimated to be
24 \$225,000. The debtor has claimed a \$125,000 homestead in the Property. The next encumbrance
25 is a recorded judgment lien with a balance of approximately \$350,000. The Property is over-
encumbered. It is both burdensome and of inconsequential value to the estate.

**TRUSTEE'S MOTION FOR AN ORDER
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210920aMot Page 1

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Moreover, the Property is being abandoned pursuant to the terms of an Settlement Agreement approved by Court order dated August 24, 2021 (*See* Docket No. 104). This motion to abandon was anticipated in the motion to approve the settlement (*See* Docket No. 85) and the notice to creditors.

WHEREFORE, the trustee moves this Court for an order allowing the trustee to abandon the Property above mentioned.

RESPECTFULLY SUBMITTED this 29th day of September, 2021.

THE LIVESEY LAW FIRM

/S/ *Rory C. Livesey*

Rory C. Livesey, WSBA #17601
Attorney for Nancy L. James, Trustee

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